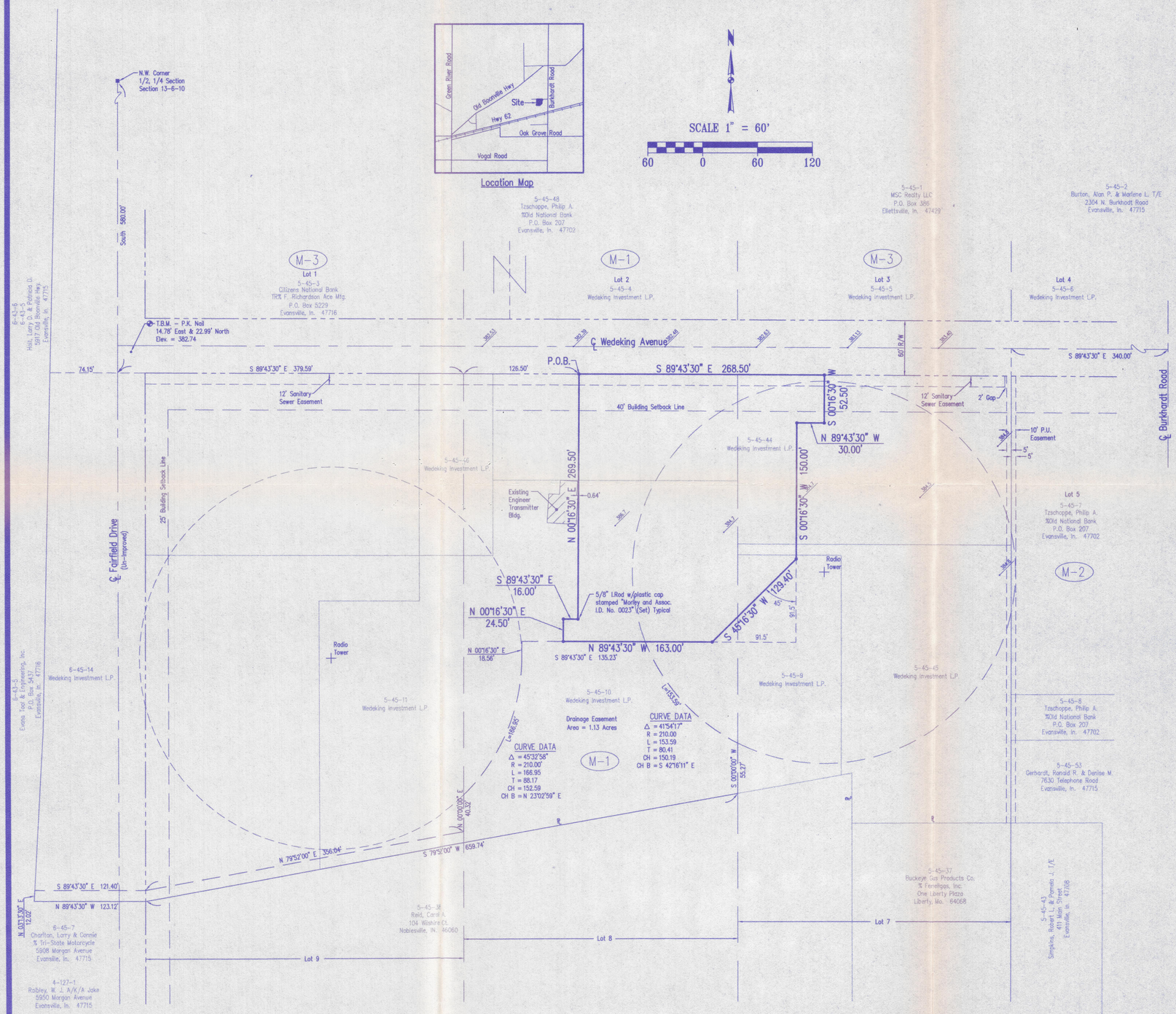
Burkhardt Square Minor Subdivision No. 1

A Replat of Part of Lot 7 and Part of Lot 8 in the Replat of Smyrna Subdivision per Plat Book "H", Page 185

Location Map



GENERAL NOTES

ZONING: SUBJECT PROPERTY AND ALL OF THE ADJACENT PROPERTY IS ZONED M-1.

FLOOD PLAIN DATA: THE SUBJECT TRACT OF LAND DOES LIE WITHIN THAT SPECIAL FLOOD HAZARD ZONE "A" AS SAID TRACT PLOTS BY SCALE ON FLOOD INSURANCE RATE MAP FOR VANDERBURGH COUNTY, INDIANA, COMMUNITY PANEL NUMBER 180256 0050 B, DATED MARCH 19, 1982.

MINIMUM F.P.G. = 387.00

WETLAND DESIGNATION: THE SUBJECT TRACT OF LAND DOES NOT LIE WITHIN OR CONTAIN ANY WETLAND CLASSIFICATION AS SAID TRACT PLOTS BY SCALE ON U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP FOR EVANSVILLE, NORTH, INDIANA, DATED 1989.

MINIMUM FIRST FLOOR ELEVATION: WHERE 100 YEAR FLOOD ELEVATIONS DO NOT GOVERN, THE FIRST FLOOR GRADES SHALL BE A MINIMUM OF 1'-4" ABOVE THE TOP OF CURB IF THE LAWN DRAINS ACROSS THE CURB OR 1'-2" ABOVE THE HIGH POINT OF A DRAINAGE SWALE AROUND THE HOUSE.

BASEMENTS: ANY BASEMENT MUST BE APPROVED BY THE VANDERBURGH COUNTY BUILDING COMMISSIONER.

TEMPORARY EROSION CONTROL: (DURING CONSTRUCTION)

- SLOPES OF 0%-6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, I.E., RYE, RED TOP, OR WHEAT, WITHIN FORTY-FIVE (45) DAYS OF DISTURBANCE OF SOIL, WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
- SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN FIVE (5) DAYS OF DISTURBANCE OF SOIL WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

EROSION CONTROL DITCHES:

- SLOPES OF 0%-2% SHALL BE MULCHED AND SEEDED WITHIN 45 DAYS OF DISTURBANCE.
- SLOPES OF 2%-8% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MATT AT COMPLETION OF DITCH GRADING.
- SLOPES OVER 8% REQUIRE RIPRAP OR OTHER APPROVED STABILIZATION AT COMPLETION OF DITCH GRADING IF THE TOTAL DITCH LENGTH AT THAT POINT IS GREATER THAN 100 FEET.

UTILITIES: SEWER, WATER AND ELECTRIC ARE AVAILABLE AT THE SITE.

OWNERS CERTIFICATE

WEDEKING INVESTMENTS, L.P., THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVISION SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS BURKHARDT SQUARE MINOR SUBDIVISION NO. 1, A REPLAT OF PART OF LOT 7 AND PART OF LOT 8 IN THE REPLAT OF SMYRNA SUBDIVISION.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.
Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

W. Frank Richardson III

WEDEKING INVESTMENT L.P.
W. FRANK RICHARDSON, III, MANAGING GENERAL PARTNER
2300 N. BURKHARDT ROAD
EVANSVILLE, IN 47715

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 19th DAY OF November 1996.

MY COMMISSION EXPIRES: 9-16-98

Deborah J. Masterson
NOTARY PUBLIC

RESIDENT OF COUNTY Vanderburgh

Deborah J. Masterson
PRINTED

NOTARY PUBLIC SEAL INDIANA

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON

_____, 199__.

PLAT RELEASE _____

PRESIDENT _____

EXECUTIVE DIRECTOR _____

BOUNDARY DESCRIPTION

PART OF THE LOT NO. 7 AND PART OF LOT NO. 8 IN THE REPLAT OF SMYRNA, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN VANDERBURGH COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK H, PAGE 185 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT NO. 8, SAID POINT BEING SOUTH 580.00 FEET AND SOUTH 89 DEGREES 43 MINUTES 30 SECONDS EAST 379.53 FEET FROM THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13-6-10; THENCE ALONG THE NORTH LINE OF SAID LOT NO. 8, SOUTH 89 DEGREES 43 MINUTES 30 SECONDS EAST 126.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT NO. 8 AND LOT NO. 7, SOUTH 89 DEGREES 43 MINUTES 30 SECONDS EAST 268.50 FEET; THENCE AT A RIGHT ANGLE TO THE SOUTH, SOUTH 00 DEGREES 16 MINUTES 30 SECONDS WEST 52.50 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST 30.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 30 SECONDS WEST 150.00 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 30 SECONDS WEST 129.40 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST 163.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 30 SECONDS EAST 24.50 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 30 SECONDS EAST 16.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 30 SECONDS EAST 269.50 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.56 ACRES, (67,899.88 SQ.FT.)

DRAINAGE EASEMENT

PART OF LOT NO. 8 AND 9 IN THE REPLAT OF SMYRNA, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN VANDERBURGH COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK H, PAGE 185 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT NO. 8; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 266.22 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 30 SECONDS WEST 39.29 FEET; THENCE PARALLEL WITH THE NORTH LINE OF LOT NO. 8, NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST 73.11 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 41 DEGREES 54 MINUTES 17 SECONDS AND A RADIUS OF 210.00 FEET FROM WHICH THE CHORD BEARS SOUTH 42 DEGREES 16 MINUTES 11 SECONDS EAST 150.19 FEET; THENCE ALONG THE ARC OF SAID CURVE 153.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT NO. 8; THENCE ALONG THE EAST LINE THEREOF, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 55.27 FEET; THENCE SOUTH 79 DEGREES 52 MINUTES 00 SECONDS WEST 659.74 FEET TO A POINT ON THE EAST LINE OF FAIRFIELD DRIVE; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST 123.12 FEET TO A POINT ON THE WEST LINE OF A TRACT OF GROUND CONVEYED TO WEDEKING INVESTMENTS L.P., PER DOCUMENT RECORDED IN DEED DRAWER 9, CARD 1813 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE WEST LINE THEREOF, NORTH 03 DEGREES 13 MINUTES 30 SECONDS EAST 12.02 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 30 SECONDS EAST 121.40 FEET TO A POINT ON THE EAST LINE OF FAIRFIELD DRIVE; THENCE NORTH 79 DEGREES 52 MINUTES 00 SECONDS EAST 356.04 FEET TO THE WEST LINE OF LOT NO. 8; THENCE ALONG THE WEST LINE THEREOF, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 40.32 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 45 DEGREES 32 MINUTES 58 SECONDS AND A RADIUS OF 210.00 FEET FROM WHICH THE CHORD BEARS NORTH 23 DEGREES 02 MINUTES 59 SECONDS EAST 162.59 FEET; THENCE ALONG THE ARC OF SAID CURVE 166.95 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 30 SECONDS EAST 18.56 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 30 SECONDS EAST 135.23 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.13 ACRES (49,037.84 SQ.FT.).

SURVEYORS CERTIFICATE

I, DANNY K. LEEK, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

DATE: 19 NOVEMBER 1996

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek

DANNY K. LEEK
MORLEY AND ASSOCIATES, INC.
605 S.E. MARTIN LUTHER KING, JR. BLVD.
EVANSVILLE, IN 47713-1797
(812) 464-9585

Date: 11/19/96 Proj. No.: 96-286-4